

091.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

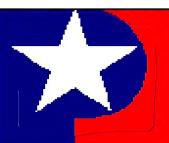
811,300 / 811,300

USE VALUE:

811,300 / 811,300

ASSESSED:

811,300 / 811,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
177		BRATTLE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DALTON JOSEPH W/CARA N	
Owner 2:	
Owner 3:	

Street 1: 177 BRATTLE ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: ROBERTS JOHN S JR-ETAL -
Owner 2: ROBERTS DOROTHY E -

Street 1: 177 BRATTLE ST
Twn/City: ARLINGTON
StProv: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 4,466 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1880 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4466		Sq. Ft.	Site		0	70.	1.24	5									387,786						387,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct				
101	4466.000	423,500								Entered Lot Size					58920	GIS Ref		
Total Card	0.103	423,500								Total Land:						GIS Ref		
Total Parcel	0.103	423,500								Land Unit Type:						Insp Date		
Source:	Market Adj Cost									08/30/18								

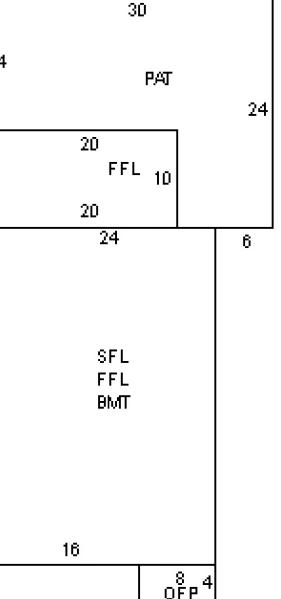
PREVIOUS ASSESSMENT										Parcel ID			
										091.0-0006-0004.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes			Date
2020	101	FV	423,500	0	4,466.	387,800	811,300	811,300	Year End Roll				12/18/2019
2019	101	FV	312,400	0	4,466.	393,300	705,700	705,700	Year End Roll				1/3/2019
2018	101	FV	310,300	0	4,466.	293,600	603,900	603,900	Year End Roll				12/20/2017
2017	101	FV	310,300	0	4,466.	265,900	576,200	576,200	Year End Roll				1/3/2017
2016	101	FV	310,300	0	4,466.	254,800	565,100	565,100	Year End				1/4/2016
2015	101	FV	275,500	0	4,466.	216,100	491,600	491,600	Year End Roll				12/11/2014
2014	101	FV	275,500	0	4,466.	205,000	480,500	480,500	Year End Roll				12/16/2013
2013	101	FV	275,500	0	4,466.	195,000	470,500	470,500					12/13/2012

SALES INFORMATION		TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS JOHN S	39607-393		6/18/2003		388,500	No	No		
	12562-359		12/5/1973			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
5/14/2015	492	Siding	26,300							8/30/2018	MEAS&NOTICE	PH	Patrick H				
6/3/2014	593	Addition	55,000							6/3/2015	Permit Insp	PC	PHIL C				
5/21/2014	481	Demoliti	2,000							6/18/2014	Info Fm Prmt	PC	PHIL C				
8/11/2010	989	Manual	3,000							6/18/2014	External Ins	PC	PHIL C				
7/26/2007	619	Addition	50,000			G9	GR FY09	add second level t		1/12/2009	Meas/Inspect	336	PATRIOT				
										9/20/2003	MLS	MM	Mary M				
										3/23/2000	Inspected	276	PATRIOT				
										3/10/2000	Measured	263	PATRIOT				
										8/2/1993		RV					

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 6 - Colonial			Full Bath: 2	Rating: Good		PDAS.											
Sty Ht: 2 - 2 Story			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating: Good													
Foundation: 1 - Concrete			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl			A HBth:	Rating:													
Sec Wall: %			OthrFix:	Rating:													
Roof Struct: 1 - Gable			OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: GRAY			A Kits:	Rating:													
View / Desir:			Frl:	Rating:													
GENERAL INFORMATION			WSFlue:	Rating:													
Grade: C+ - Average (+)			CONDOS INFORMATION														
Year Blt: 1923		Eff Yr Blt:	Location:														
Alt LUC:		Alt %:	Total Units:														
Jurisdct: G16		Fact: .	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION														
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10.	%	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall			Functional:		%	Interior:	1	7	4	M							
Sec Int Wall: %			Economic:		%	Additions:											
Partition: T - Typical			Special:		%	Kitchen:											
Prim Floors: 3 - Hardwood			Override:		%	Baths:											
Sec Floors: %			Total:	10.8	%	Plumbing:											
Bsmnt Flr: 12 - Concrete			CALC SUMMARY														
Subfloor:			Basic \$ / SQ:	125.00		Electric:	Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar: 1			Size Adj.:	1.20851064		Other Features:											
Electric: 3 - Typical			Const Adj.:	0.99989998		Grade Factor:											
Insulation: 2 - Typical			Adj \$ / SQ:	151.049		NBHD Inf.:											
Int vs Ext: S			Other Features:	106660		NBHD Mod.:											
Heat Fuel: 1 - Oil			Grade Factor:	1.10		LUC Factor:	WtAv\$/SQ:	AvRate:	Ind.Val								
Heat Type: 1 - Forced H/Air			NBHD Inf.:	1.00000000		Adj Total:	1.00										
# Heat Sys: 1	% Heated: 100	% AC: 100	NBHD Mod.:			Depreciation:	Juris. Factor: 1.00	Before Depr: 166.15									
Solar HW: NO	Central Vac: NO	% Sprinkled:	LUC Factor:			Depreciation:	Special Features: 0	Val/Su Net: 129.43									
% Com Wall:	% Sprinkled:		Adj Total:	474813		Depreciation:	Final Total: 423500	Val/Su SzAd: 225.27									
Depreciated Total: 423534																	
MOBILE HOME			Make:			Model:	Serial #:		Year:	Color:							
SPEC FEATURES/YARD ITEMS			PARCEL ID 091.0-0006-0004.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	



RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1			
Level	FY LR DR D K FR RR BR FB HB L O				
Other					
Upper					
Lvl 2					
Lvl 1					
Lower					
Totals	RMs: 7	BRs: 4	Baths: 2	HB	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	4	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	4	

RES BREAKDOWN

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,040	151.050	157,091						
BMT	Basement	840	45.310	38,064						
SFL	Second Floor	840	151.050	126,881						
PAT	Patio	520	2.970	1,545						
OPF	Open Porch	32	44.000	1,408						
Net Sketched Area: 3,272 Total: 324,989										
Size Ad	1880	Gross Are	3272	FinArea	1880					

SUB AREA

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

